

# TO LET

## LEASE ASSIGNMENT

474 SQ FT // 44 SQ M

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL



**2 FERRY ROAD**  
HYTHE, SOUTHAMPTON, HAMPSHIRE SO45 5GD



## SUMMARY >

- PROMINENT POSITION IN A DENSELY POPULATED RESIDENTIAL AREA
- LEASE ASSIGNMENT UNTIL SEPTEMBER 2033
- CURRENTLY FITTED OUT AS A HAIRDRESSERS
- USE CLASS E
- SITUATED IN AN ESTABLISHED RETAIL PARADE IN A RESIDENTIAL AREA

RENT: £6,500 PER ANNUM EXCL.



D - 81  
EPC Rating



Excellent  
Transport Links

## Location

- Hythe is situated on the waterfront bordering the New Forest to the west of Southampton
- It has a railway link and pier leading to the ferry, popular with commuters to and from Southampton and has a good mix of retailers, its main supermarket being Waitrose
- Ferry Road is located just outside the centre and forms part of a substantial residential estate
- Immediate local retailers include: a Fish and Chip shop, Chinese takeaway, Indian takeaway and Appliance store

## Description

- Ground floor premises, with two flats above
- LED lighting
- Rear access
- This premises is currently operating and fitted out as a hairdressers, of which the current equipment can be purchased via separate negotiation
- Free car parking is available directly opposite the unit

## Accommodation

474 sq ft      44 sq m

## Tenure

This property is available via a lease assignment which runs until September 2033.

## Rent

**£6,500 per annum**, exclusive.

## Rateable Value

£5,600 (from 1<sup>st</sup> April 2026)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 38.2p in the £ (year commencing 1<sup>st</sup> April 2026).

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](http://goadsby.com)